

**RAMONA DESIGN REVIEW BOARD  
MEETING MINUTES  
THURSDAY, JANUARY 28, 2010**

1. Call to Order: 7:40 PM
2. Pledge of Allegiance: Carole Wylie
3. Determination of Quorum: Carole Wylie  
*Member Status:* Present – Evelyn McCormick, Rob Lewallen, Carol Close, Debi Klingner, Carole Wylie, Dan Vengler. Excused: Greg Roberson, Chris Anderson and Reed Settle.
4. Approval of Minutes: Minutes of December meeting reviewed. Motion to approve as presented: Vengler/McCormick. Motion passed 5-0-1 Klingner abstained
5. Non Agenda Items: Rob Lewallen asked for confirmation of the Boards opinion on the trees in the back of the Library site being removed for drainage. The Board did not have issues with the removal.
6. Announcements: *Sign Violations:* A) Carole Wylie noticed a banner on the building behind Jack in The Box and asked Reed to follow up with the violation. Reed will contact County. B) Dan was contacted by AGI – (Foodland owner), they want to be in compliance with the signage and wanted to know what they (Foodland) needed to do. Carole was going to look back at our meeting minutes regarding the items that needed to be corrected on the original submittal and find out the name of the sign company that had originally submitted, then Dan would follow up with a phone call to Reed.

*Village Design:* Rob Lewellan gave an update: County intern had completed more than 50% of changing the Design Guidelines into Design Standards but was then transferred into a different County department. Rob was going to follow up to see if he (intern) could complete the work since it was almost done. The Board will have a chance to review the Standards once completed. The second (Phase II) \$50K has been used up and there will be a request to Dianne Jacob for another \$50K to move the project further.

7. Site Plan Review: a) Richardson Recycling – Wylie stepped down, Vengler ran the meeting for purposes of this review. Wylie presented the revised plans. The only changes were to the title of the sheets changing from “Plot Plan” to “Site Plan”, reflecting the circulation on the site, (vehicles will pull into bays), and added exact number of fixtures (county wanted exact Lumen count). There were no changes to the landscape plan. Carol Close wanted verification on where the “pond” was, the view to the pond is through proposed wrought iron. Wylie read our original comments to ascertain that all the comments were addressed. Motion passed 5-0-1 (Wylie had stepped down)

8. Waiver Requests: a) 636 Main Street, Roberts Signs, Bill Miller No show

b) 865 Main Street, Kaleidoscope Kiosks, Kay O'Rourke presenting. Signage that was presented was 15.47 total square feet which was slightly below the allowable footage, approximate building length is 21.5 feet long. Board requested that this be noted on plans. All letters were 12” with the exception of the “K” which was 24”. Much discussion followed with concern on allowing the 24” and setting a precedent. Wylie made a motion to allow one 24” letter “K” for the “K” in both Kaleidoscope and Kiosk because it is a logo, Klingner seconded. The motion failed 3-3-0. Proponent will go back to the drawing board and come back next month. Other discussion was on lighting. Reminded proponent about dark sky regulations and that she would have to come and present the proposed lighting when she was ready.

c) 23223 Highway 78 – Residence of Mark Miller. Mr. Miller presented the proposed solar panels located on his property. Motion to approve as presented: Lewallen/Vengler Motion carried 6-0-0

9. Other Business: a) Design Standards, previously discussed.

b) CVS Update: Greg Roberson, Rob Lewellan and Carole Wylie met with Dag and Bryan of the County regarding how the CVS (previously Longs) was approved without the Design Review Boards approval. It was determined it was an oversight on the County's part and the County doesn't want that to happen again. The solution that was discussed was to create a form that will detail out all of the Boards objections/comments whether we pass or not. This form needs to be very clear and precise. The Board needs to take action when a project proponent is in front of the Board whether it be to pass or fail the submission, do not table for the following month, Instead make a motion to deny, and the proponent then is forced

to return with revised plans. The form that is filled out by the Board will go to three staff in planning to help ensure nothing slips between the cracks.

*KFC bucket update:* KF's current permit is good until October, 2010 at which time it expires. Should KFC wish any additional changes, it will require a new site plan review. This then puts them back within the Boards discretion and they must either put the building back to where it started or comply with the Boards requests.

C) Community Development r/o/w Standards Grant: Carol Wylie wrote a letter applying for the Grant. Motion to send the letter as drafted was made and carried: Lewellan/Klingner 6-0-0.

D) Request for Reimbursement to Greg Roberson for spending \$20 on postage for County mailings. Motion made and carried: McCormick/Close 6-0-0

Adjournment: Motion to adjourn at 8:50 Vengler/McCormick Motion passed 6-0-0